



11 Large Acres, Selsey, PO20 9BA

Guide Price £425,000 Freehold

 Henry Adams
estate agents

11 Large Acres

Selsey, Chichester

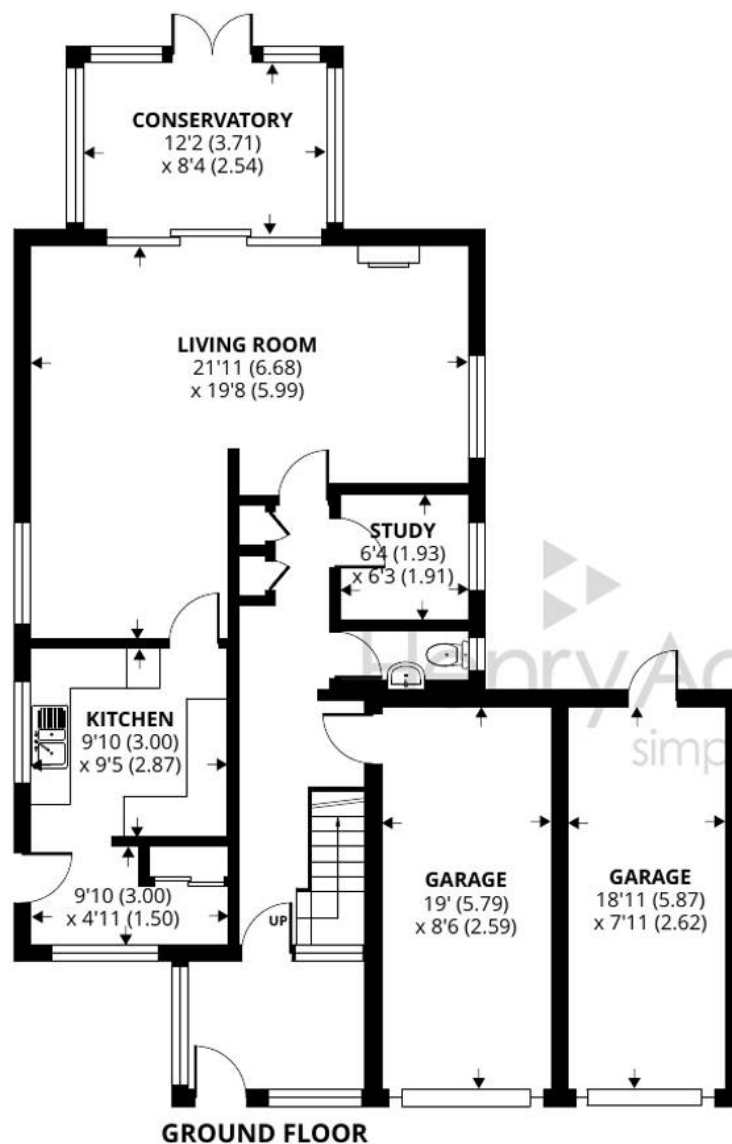
Welcome to this four-bedroom family home situated in an enviable cul-de-sac location that offers a peaceful spot away from the hustle and bustle of the town centre, yet still within a 5-10 minute walk of the amenities. Boasting versatile living spaces this property presents a prime opportunity for those seeking a blend of comfort, style, and practicality.

The home offers a spacious I-shaped 21ft x 19ft living/dining room that serves as the heart of the home, perfect for both every-day living and entertaining guests. The adjoining kitchen, although some might suggest requires updated, offers space for most culinary endeavours and could be opened into the adjacent utility room. The property features four bedrooms, offering space for the entire family to relax and unwind in comfort. Additionally, a home office/study on the ground floor provides a dedicated workspace for those working from home or in need of a quiet area for study and reflection.

Externally, the property benefits from a driveway capable of accommodating 2-3 cars, ensuring convenient parking for residents and visitors. Twin single garages offer further storage space or parking options, catering to all your practical needs. Offered to the market with NO onward chain, this property represents an opportunity for those looking to make a swift and hassle-free move.

Council Tax band: E £3085.39, EPC: C





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Approximate Area = 1892 sq ft / 175.7 sq m (includes garages)

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 999556



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Deceptive family home with four bedrooms, 21ft x 19ft living/dining room, conservatory kitchen and utility space. Cul-de-sac position, driveway for 2-3 cars and twin single garages.

Council Tax band: E - £3085.39

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached house in desirable location
- Four Bedrooms
- 21ft x 19ft Living/Dining Room
- Kitchen & Utility Room
- Home office/study
- Cul-De-Sac Location Close To Amenities & Schools
- Driveway for 2-3 cars
- Twin Single Garages
- NO Onward Chain





Henry Adams - Selsey

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.